

Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 944
Case No. 99-3Z(I)
(Text Amendment pertaining to Square 346
Former Woodward & Lothrop Department Store Building)
December 11, 2000

DISMISSAL ORDER

On November 4, 1999, the Office of Zoning received an application from Jemal Cayre Woodies, LLC to amend the text of Chapter 17 of the District of Columbia Zoning Regulations. The proposed amendment was part of a larger zoning application (Case No. 99-3Z), filed on May 20, 1999, to allow the redevelopment of the building formerly occupied by the Woodward and Lothrop department store in Square 346. The square is bounded to the north by G Street, N.W., to the south by F Street, N.W., to the east by 10th Street, N.W., and to the west by 11th Street, N.W.

The applicant's proposed text amendment in Case No. 99-3Z(I) was intended to overcome historic landmark density restrictions in the DD Overlay that would not permit an addition to the building.

On June 3, 1999, the Commission voted to set down the proposed text amendment (Case No. 99-3Z(I)) for a hearing.

The proposed amendment was as follows:

Amend subsection 1707.4 of the Zoning Regulations (11 DCMR) by adding a new paragraph after the phrase: "(w) Square 456, lots 34, 37, 857, and 868" to read as follows:

Notwithstanding subsection (b) above, the permitted on-site FAR for permitted uses in Square 346 shall be 10.0 provided that a minimum of 2.0 FAR is devoted to residential uses on site. In addition, such maximum permitted FAR shall be increased by .5 FAR provided that such increase FAR is devoted entirely to on-site residential use.

REASONS FOR DISMISSAL


At its regular monthly meeting on December 11, 2000, the Commission agreed by consensus to reconsider its decision to hear the case, and in the same vote to dismiss the case,¹ so as to consider a more recent case (Z.C. Case No. 00-33C) concerning the subject property.

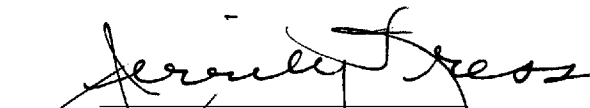
DECISION

Upon consideration of the reasons set forth herein, the Zoning Commission for the District of Columbia, pursuant to 11 DCMR § 3011.3, hereby **DISMISSES** Z.C. Case No. 99-3Z(I) without a public hearing.

Vote of the Zoning Commission taken at the public meeting on December 11, 2000: **5-0-0** (Herbert M. Franklin, John G. Parsons, Anthony J. Hood, Carol J. Mitten and Kwasi Holman to dismiss).

In accordance with the provision of 11 DCMR § 3028, this order is final and effective upon publication in the DC register on AUG 10 2001.


CAROL J. MITTEN
Chairman
Zoning Commission


JERRILY R. KRESS, FAIA
Director
Office of Zoning

¹ During the decision meeting, the case was incorrectly referenced as 99-3Z(III), instead of 99-3Z(I). The Commission's intent was nevertheless to dismiss Case No. 99-3Z(I). No case number 99-3Z(III) exists and the other cases that were part of the initial 99-3Z application (99-3Z and 00-3Z(I)) had already been decided by the time of the decision meeting.